

ZONING REVIEW/SITE PLAN REQUIREMENTS

TWO STORY and 2ND STORY ADDITIONS

TWO (2) COPIES OF A SITE PLAN MUST SHOW THE FOLLOWING:

Scale

Property lines

Location of streets

Existing and proposed structures properly identified, accurately located and dimensioned.

Other existing and proposed site features, such as sidewalks, steps, porches, driveways, mechanical equipment.

Location, height and area of all structures.

Front, side and rear setbacks of all proposed structures.

Plat number

Lot coverage (lot area covered by buildings).

Location and identification of all easements.

Established Building Line information, if proposing an addition on the front of a house in the R-60, R-90, R-150, R-200 zones— this plan MUST be prepared by a Md. licensed land surveyor or civil engineer.

IN THE R-40, R-60, R-90 ZONES, the following information is required to determine BUILDING HEIGHT and MUST be prepared (drawings signed and sealed) by a Md. licensed land surveyor, civil engineer or architect and indicate the following:

Existing topography or grades (pre-development grade) and proposed finished grades around the perimeter of the house and proposed addition.

Grade elevations at basement/cellar slab, first floor and at mean height between eaves and ridge of roof.

Revised 11/03/05